

MARYLAND HISTORICAL TRUST NR-ELIGIBILITY REVIEW FORM

NR Eligible: yes ☐
no ☒

Property Name: Glenmont Elementary School Inventory Number: M:31-14

Address: 12210 Georgia Avenue City: Wheaton Zip Code: 20902

County: Montgomery USGS Topographic Map: Kensington

Owner: Montgomery County Government, Department of Facilities and Services

Tax Parcel Number: P866 Tax Map Number: JQ13 Tax Account ID Number: 00953884

Project: MD 97 at Randolph Road Congestion Relief Study Agency: FHWA/SHA

Site visit by MHT Staff: ☒ no ☐ yes Name: _____ Date: _____

Eligibility recommended ☐ Eligibility **not** recommended ☒

Criteria: ☒ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Is the property located within a historic district? ☒ no ☐ yes Name of district: _____

Is district listed? ☐ no ☐ yes Determined eligible? ☐ no ☐ yes District Inventory Number: _____

Documentation on the property/district is presented in: Project Review and Compliance Files

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

The Village of Glenmont has had an elementary school since 1935, when the first building was constructed at 12210 Georgia Avenue. It was a 2-story masonry, 9600 square foot building which was demolished in 1980. An addition designed by V.T.H. Bien was constructed in 1946. This 4000 square foot building consisted of a 2-story office space and a high-ceilinged gymnasium or cafeteria space. Finally in 1953, a two-story school building was constructed and a one-story wing addition was added in 1956. The 1953/56 buildings are larger in scale than the 1946 building. They have 20 and 34 bays, are of masonry construction and have steel frame multi-light windows. Low gable roofs of asphalt shingles cover both buildings. Some of the windows have had box air conditioners installed in them. The building plan for the one story building is a reception area and classrooms off a central passage. The grounds contain a play area and a large grassy field.

The Glenmont Elementary School is not eligible for inclusion in the National Register of Historic Places. The 1946 building was an addition, and the demolition of the 1930s building has caused a loss of integrity. Since the 1988, it has been altered several times and at present has been mothballed. The 1953 building and 1956 addition are less than fifty years of age and do not meet the requirements for Criterion Consideration G. While the school's buildings can be associated with the themes of rapid suburban development and large population growth (e.g., the "Baby Boom") during the post-World War II period (Criterion A), these are not important examples of those themes. Glenmont was at the far northern edge of the early suburban development in Montgomery County, and the village is not significant in the county's suburbanization history. As for Criterion C, Architecture, the 1950s buildings are typical examples of the schools that were built throughout the United States by school

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None
Comments: _____

Andrew Lewis
Reviewer, Office of Preservation Services
B. Kurtz
Reviewer, NR program

01/03/02
Date
1/7/02
Date

200104389

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 1

M:31-14

boards suddenly faced with the need to educate a large population. Based on this, it is SHA's opinion that the former Glenmont Elementary School is not eligible for inclusion in the National Register of Historic Places.

Anne E. Bruder, Architectural Historian,
Prepared by: SHA

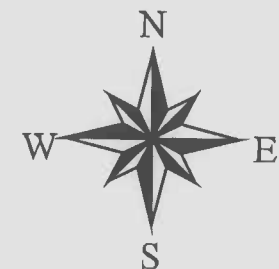
Date Prepared: _____

Kensington USGS Quadrangle
Glenmont Elementary School, M:31-20
12210 Georgia Ave., Wheaton, MD



0.2 0 0.2 0.4 Miles

- Mihp.shp
- USGS Topo Quad Index
- Water**
 - 0
 - 1
 - 3
- Roads**
 - CO
 - IS
 - MD
 - OP
 - SR
 - US
 - MU
 - GV
- County



M:31-14



M-31.14

School: North Elementary School

Montgomery, MD

E. Ruxton

April 2001

ME-31A

NORTH ELEVATION OF 1956

P.L.G.

#1/3



M31-14

GLENMONT ELEMENTARY SCHOOL

MONTGOMERY, AL

E. BUXTON

APRIL 2001

MID SHA

WEST ELEVATION OF 953
BLDG.

2/3,



M31-14
GLENMONT ELEMENTARY School.

MONTGOMERY, MD.

E. BRUXTON

APRIL 2001

MID SHA.

EAST ELEVATION OF 1946 BLDG.

3/3.

MARYLAND HISTORICAL TRUST ADDENDUM SHEET
INTERCOUNTY CONNECTOR PROJECT

Property Name: Glenmont Elementary School
Survey No.: M:31-14 (PACS C4.10/C4.11)

Property Address 12210 Georgia Avenue, Wheaton, Montgomery County, Maryland
Owner Name/Address Montgomery County Government, Dept. of Facilities and Services,
110 N. Washington St., Rockville, MD 20850 Year Built 1946

Description:

The gymnasium of the Glenmont Elementary School, constructed in 1946, was previously surveyed by Karin M.E. Alexis of Vienna, Virginia in June 1988. The gymnasium has not been altered since the previous survey, however, Ritz World Gold's Gym sold the property to Montgomery County in November 1994. There is one building on the site that was not mentioned in the previous survey. This building, containing classrooms, replaced the classroom building which was built in 1926. Constructed in 1953 and enlarged in 1956, the current classroom building is a 2-story structure with a 1-story wing. The structure is of steel-frame construction, with a flat roof, brick veneer, and plate glass windows. The classroom building is located to the west of the gymnasium. The Kensington/Wheaton Youth Services, the Maharishi School of the Age of the Enlightenment, and First Steps Day Care occupy the classroom building. The Montgomery County Conservation Corps occupies the gymnasium.

National Register Evaluation:

The Glenmont Elementary School gymnasium, constructed in 1946, is eligible for the National Register of Historic Places under Criterion A. The use of the Moderne style represents a rejection of the tradition architecture that historically defined Montgomery County's public school buildings, and provides important information on the history of public school building in the county. The period of significance for the school is 1946. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. The school is not eligible under Criterion C, as it is an undistinguished example of Moderne-style architecture. It does not exhibit the distinctive features that characterize the streamlined quality of the Moderne style, including the use of curved window glass, bands of windows, concrete panels with streamlined moldings, and a flat roof. Finally the property has no known potential to yield important information, and therefore, does not meet Criterion D.

Verbal boundary description and justification:

The National Register boundary of the Glenmont Elementary School gymnasium includes an area approximately 83.8 meters (275 feet) in length, and approximately 76.2 meters (250 feet) in width at its widest point. The boundary begins at the southeast corner of the current property line of 12210 Georgia Avenue (Tax Map JQ 123, Parcel P866) and continues west-northwest along Mason Street to the 134.11 meter (440 foot) contour elevation. The boundary then follows the 134.11 meter (440 foot) contour elevation north-northeast to a point 15.24 meters (50 feet) west of Georgia Avenue, where it then proceeds east to intersect with the property line. It then proceeds south along Georgia Avenue to the beginning (see attached tax parcel map). This boundary includes the gymnasium and the area south and east of the building which is historically and visually associated with the gymnasium. The 1950s classroom building, located at a lower elevation, is excluded from the boundary as it is less than 50 years old and does not meet National Register Exception G.

MHT CONCURRENCE:

Eligibility ☐ recommended ☒ not recommended

Criteria ☐ A ☐ B ☐ C ☐ D Considerations ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Comments: Eligibility was recommended in 1996 (Little to Simpson, 11/25/96);
however, subsequent ~~information~~ ~~re-evaluation~~ review and additional
discussions lead to the conclusion that the resource does not
retain integrity sufficient to satisfy Criteria A or C

Reviewer, Office of Preservation Services

Date

Reviewer, NR program

Date

Preparer:

P.A.C. Spero & Company
December 1996

Ang

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Glenmont Elementary School

AND/OR COMMON

Ritz World Gold's Gym

2 LOCATION

STREET & NUMBER

12210 Georgia Avenue

CITY, TOWN

Wheaton

VICINITY OF

CONGRESSIONAL DISTRICT

8th

STATE

Maryland

COUNTY

Montgomery

3 CLASSIFICATION

CATEGORY

☐ DISTRICT
☒ BUILDING(S)
☐ STRUCTURE
☐ SITE
☐ OBJECT

OWNERSHIP

☐ PUBLIC
☒ PRIVATE
☐ BOTH
PUBLIC ACQUISITION
☐ IN PROCESS
☐ BEING CONSIDERED

STATUS

☒ OCCUPIED
☐ UNOCCUPIED
☐ WORK IN PROGRESS
ACCESSIBLE
☒ YES: RESTRICTED
☐ YES: UNRESTRICTED
☐ NO

PRESENT USE

☐ AGRICULTURE ☐ MUSEUM
☒ COMMERCIAL ☐ PARK
☐ EDUCATIONAL ☐ PRIVATE RESIDENCE
☐ ENTERTAINMENT ☐ RELIGIOUS
☐ GOVERNMENT ☐ SCIENTIFIC
☐ INDUSTRIAL ☐ TRANSPORTATION
☐ MILITARY ☐ OTHER:

4 OWNER OF PROPERTY

NAME

Ritz World Gold's Gym

Telephone #:

STREET & NUMBER

12210 Georgia Avenue

CITY, TOWN

Wheaton

VICINITY OF

MD

STATE, zip code

20902

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
 REGISTRY OF DEEDS, ETC.

Department of Assessments and Taxation

Liber #: 0382

Folio #: 221

STREET & NUMBER

51 Monroe Street, 3rd Floor

CITY, TOWN

Rockville, MD 20850

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
 SURVEY RECORDS

CITY, TOWN

STATE

M:31-14

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The building designed by architect V.T.H. Bien for Glenmont Elementary School in 1946 was designed as a one-story addition to the existing one story (with basement) school. It is a small, unadorned brick structure with no traditional ornamentation. This asymmetrically disposed brick school has cinderblock walls below grade, steel beams, and concrete footings. Except in certain locations, exterior brick walls are bonded with headers alternating with stretchers every fourth course. This created an animated coloristic and textural pattern. Its piers are brick with cement mortar. Originally, concrete floors were covered with asphalt tiles in classrooms.

This addition is physically connected to the earlier (now destroyed) building. Its rear elevation (96' long) continued the rear exterior wall of the earlier building and met its side elevation (48'6") at a right angle. In contrast to the rectangular character of the existing building was the rounded facade (56'5") of the front elevation which curved inward toward the rear elevation (to a 32'11" long wall connecting the old and new sections) and terminated at the main entrance of the addition. The rounded facade is comprised of large horizontally banded areas of windows, including five large windows on the curve itself. The glass front is the building's most outstanding characteristic.

Exterior asymmetry was reflected in interior room disposition. The new building included two classrooms (approximately 23'3" X 45'2") for kindergarten and first grade students. Originally, each classroom had cloak rooms, storage space and separate exterior door. The smaller area between the new classrooms and old building contained a kitchen (with terrazzo floor) with serving counter, a corridor leading to the earlier building, and two doors leading to the outside (one was a service door in the kitchen).

Today, this building is no longer used for classrooms, but has been greatly altered and converted into a gymnasium. Its walls are painted tan and its window and door frames are bright red. Printed on the gold awnings, hanging over the two large glazed areas of the front facade, is the name of the gymnasium: Ritz World Gold's Gym.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1946-7

BUILDER/ARCHITECT / V.T.H. Bien

STATEMENT OF SIGNIFICANCE

Glenmont Elementary School (1946), designed by architect V.T.H. Bien of Bethesda, is an important architectural landmark in the history of Montgomery County and its public schools. Its style represents a complete abandonment of traditional architecture. This small one-story addition to a traditionally styled school bespeaks of a new direction in American architecture shaped by the philosophy and aesthetics of modernism: the Bauhaus-inspired International Style and the Streamline Moderne. In addition, Glenmont Elementary School is the first school in Montgomery County to have a rounded glass faced front facade, a modernist element.

Glenmont School was built in 1926. Bien's building was a much needed addition to the existing Glenmont Elementary School. Interestingly, the original Glenmont building (1926) building was the product of the growth of Washington, D.C.'s suburbs during the 1920s; the 1946 structure was a response to the dramatic population growth during World War II.

During the 1930s, Montgomery County's public schools were usually designed along classical lines, frequently in the Georgian style. This paralleled the persistence of classicism in American architecture during the first half of the 20th century. During the 1920s and 1930s, traditionalism came head to head with modernism. World War II brought a complete end to residual aspects of the American Renaissance (late 19th and early 20th century), a period which had encouraged a respect for the past and the use of classical architecture.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

M:31-14

see attached

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY

3.81

building: roughly 96' rear, 48'6" side, 56'5" front curved wall, 32'11" straight front wall;

VERBAL BOUNDARY DESCRIPTION

Georgia Avenue, Randolph Road, Mason Street, Grandview Avenue;

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

KARIN M.E. ALEXIS, PH.D., ART & ARCHITECTURAL HISTORY

ORGANIZATION

DATE

JUNE 1988

STREET & NUMBER

2449 Villanova Drive

TELEPHONE

280-1107

CITY OR TOWN

Vienna, Virginia

22180

STATE

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

STATEMENT OF SIGNIFICANCE (CONTINUED)

Bien's school presents a new and modern image for public school architecture. This image rejects the order, balance and hierarchy of traditional architecture and classical symmetry. Its asymmetrical balance, flat roof, planar treatment of wall and glazed surfaces, and no reference to traditional rules of architecture reveal the influence of European Modernism, the International Style. The International Style stressed an engineering aesthetic, and called for "functionalism," "architecture as volume," "avoidance of applied decoration." The streamlining of this building --- its lack of extraneous elements and its sleek, clean, unadorned presence ---- and its curving glazed surfaces relate to the Streamline Moderne (which emerged during the 1930s), a style associated with efficiency, speed and technology.

When built, this building did not resemble a conventional Montgomery County school. Bien's design did not make use of the symbolic associations of traditional academic architecture. Today, this structure contrast other schools which have been altered and used for non-academic purposes because it does not look like a converted school. Interestingly, its sleekness is a good advertisement for a building now devoted to physical fitness.

REPOSITORIES

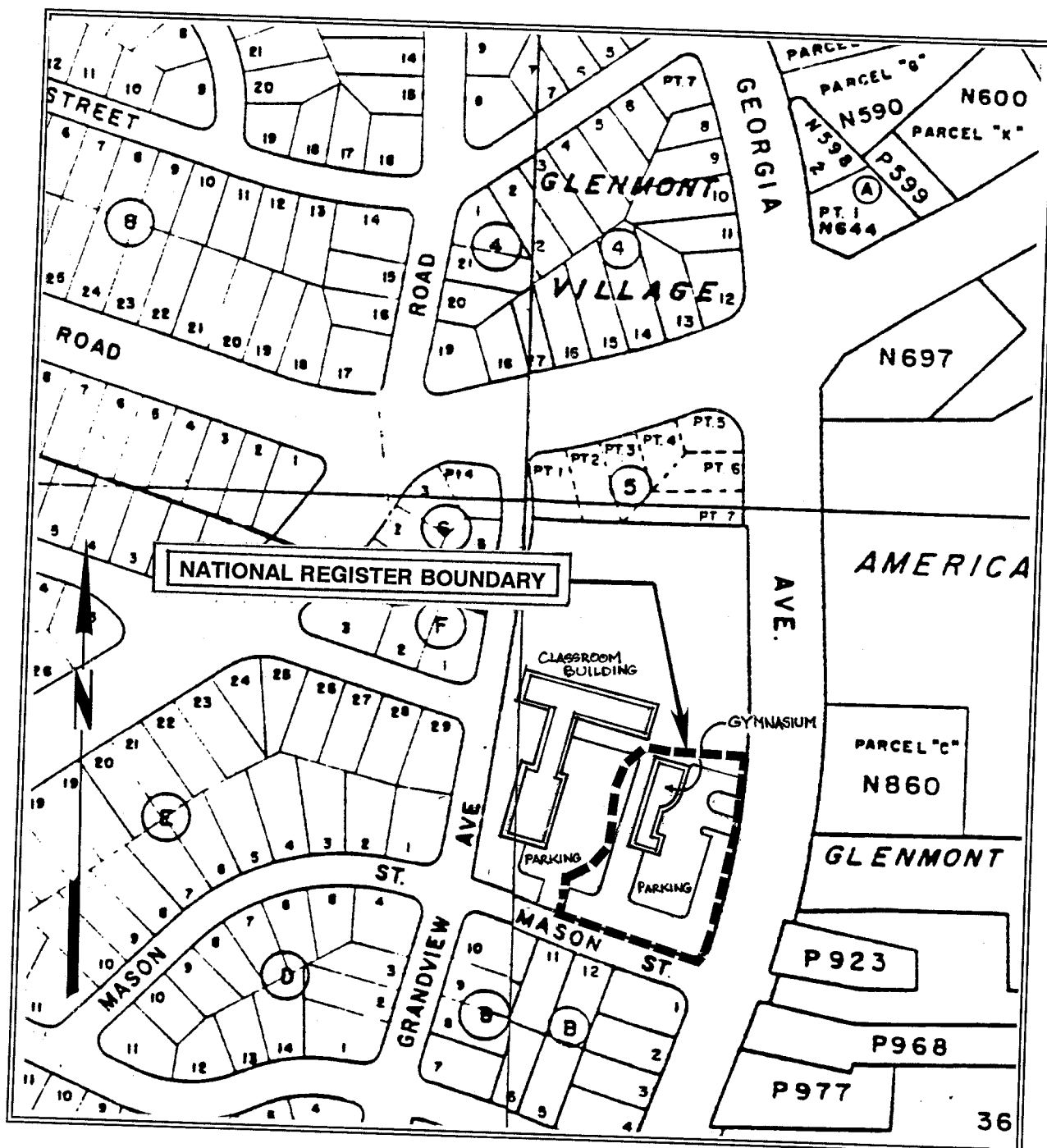
Construction Division, Montgomery County.

MARYLAND HISTORICAL TRUST ADDENDUM SHEET
INTERCOUNTY CONNECTOR PROJECT

Property Name: Glenmont Elementary School
Survey No.: M:31-14 (PACS C4.10/C4.11)

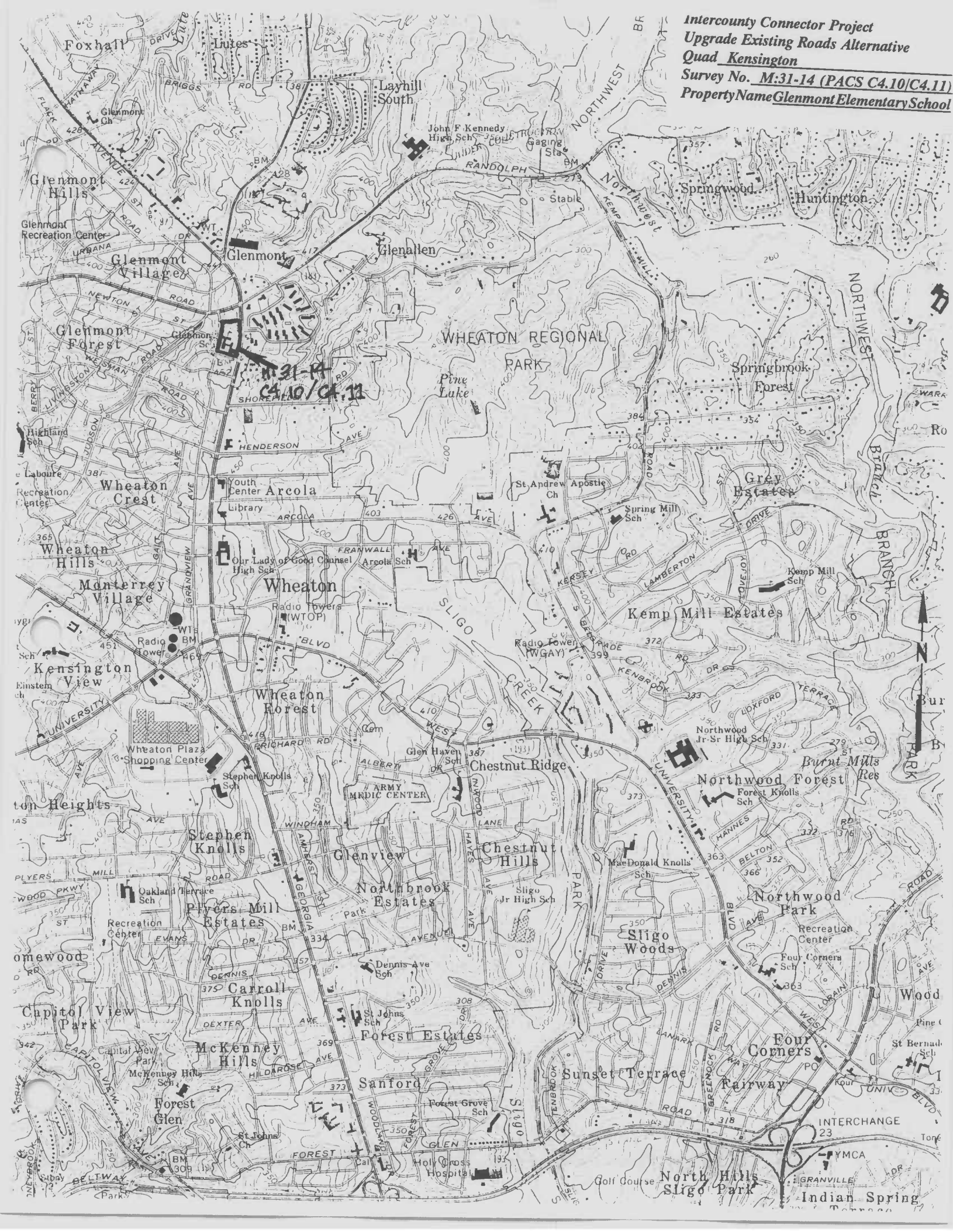
Property Address 12210 Georgia Avenue, Wheaton, Montgomery County, Maryland
Owner Name/Address Montgomery County Government, Dept. of Facilities and Services,
110 N. Washington St., Rockville, MD 20850 Year Built 1946

Resource Sketch Plan and National Register Boundary Map:



Preparer:
P.A.C. Spero & Company
December 1996

Intercounty Connector Project
Upgrade Existing Roads Alternative
Quad Kensington
Survey No. M:31-14 (PACS C4.10/C4.11)
Property Name Glenmont Elementary School





1 4-31-12

2. Belmont Elementary School

3 Montgomery County

4 Ryan McKay

5 June 1996

6 PAC Spew and Company, 40 W. Chesapeake Ave.
Suite 412 Towson MD 21204

7 east elevation, gymnasium, 12210 Georgia
Avenue

8 1 of 8



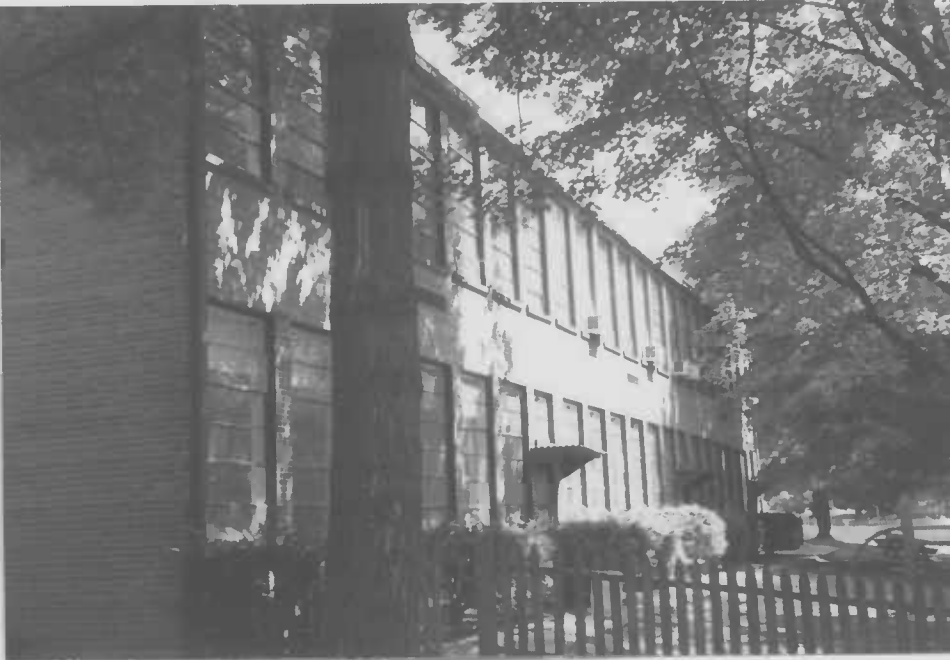
- 1 M: 31-14
- 2 Clement Elementary School
- 3 Montgomery County
- 4 Ryan McKay
- 5 June 1996
- 6 PAC Spew and Company, 40 W Chesapeake
Ave, Suite 412 Tawson MD 21204
- 7 east elevation, gymnasium, 12210 Georgia
Avenue
- 8 2 of 3



- 1 M: 31-14
- 2 Glenmont Elementary School
- 3 Montgomery County
- 4 Ryan McKay
- 5 June 1996
- 6 PAC Spew and Company, 40 W. Chesapeake Ave.
Suite 412 Tawson MD 21204
- 7 south and east elevations, gymnasium,
12210 Georgia Ave.
- 8 3 of 8



- 1 M: 31 - A
- 2 Glenmont Elementary School
- 3 Montgomery County
- 4 Ryan McKay
- 5 June 1996
- 6 PAC Spew and Company, 40 W. Chesapeake Ave.
Suite 412 Towson MD 21204
- 7 west elevation, gymnasium, 12210 Georgia
Ave.
- 8 4 of 8



- 1 M: 31-14
- 2 Glenmont Elementary School
- 3 Montgomery Co.
- 4 Ryan McKay
- 5 June 1996
- 6 PAC Specs & Co. 40 W. Chesapeake Ave. Suite
412 Tausen MD 21204
- 7 west elevation, classroom bldg, 12210 Georgia
Ave
- 8 5 of 3



- 1 M-31-14
- 2 Clermont Elementary School
- 3 Montgomery Co.
- 4 Ryan McKay
- 5 June 1996
- 6 PAC Speward Company, 40 W. Chesapeake Ave.
Suite 412 Tauson MD 21204
- 7 north elevation, Classroom bldg, 12210
Georgia Ave
- 8 6-53



1. Mt. St. Mary's

2. Clernont Elementary School

3. Montgomery County

4. Ryan McKay

5. June 1996

6. PAC Spelco and Co., 11 West Chesapeake Ave.,

Suite 412 Towson MD 21204

South and east elevations, classroom bldg,
12210 Georgia Ave

7. 7.68



- 1 4:31 14
- 2 Glenmont Elementary School
- 3 Montgomery County
- 4 Ryan McKay
- 5 June 1916
- 6 P.C. Spew and Co. 40 W. Chesapeake Ave. Suite
412 Towson MD 21204
- 7 east elevation, classroom bldg, 12210
Georgia Ave
- 8 8 of 8

INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property/District Name: Glenmont Elementary School Survey Number: MO-M:31-14

Project: Rehabilitation of building Agency: F/CDBG

Site visit by MHT Staff: X no yes Name Date

Eligibility recommended Eligibility **not** recommended X

Criteria: A B C D Considerations: A B C D E F G None

Justification for decision: (Use continuation sheet if necessary and attach map)

Located at 12210 Georgia Avenue, the Glenmont Elementary school is currently occupied by the Montgomery Co. Conservation Corps. The original school was constructed in 1930s. One addition was built by 1950. Two adjacent educational buildings were constructed by 1966. In the late 1960s, the 1930s portion of the school was demolished, the remaining one/two story building dates to approx. 1946. The integrity of the school has been compromised due to the demolition. In addition, the school site has suffered from new development beginning in the 1960s. The newest intrusion is the construction of the Metro station adjacent (north side) to the existing 1940s building. The Trust concurred with Montgomery County's determination that the building was not eligible for the National Register.

Documentation on the property/district is presented in: attached with this form

Prepared by: Stevens T. Brown, Senior Planner, Mo Co. Dept of Housing & Community Dev.

Lauren Bowlin 12/5/95
Reviewer, Office of Preservation Services Date

NR program concurrence: ✓ yes no not applicable
Peter A. Kuntz 12/5/95
Reviewer, NR program Date

Jmg

Survey No. ME M: 31-14

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA - HISTORIC CONTEXT

I. Geographic Region:

☐ Eastern Shore (all Eastern Shore counties, and Cecil)
☐ Western Shore (Anne Arundel, Calvert, Charles,
Prince George's and St. Mary's)
☒ Piedmont (Baltimore City, Baltimore, Carroll,
Frederick, Harford, Howard, Montgomery)
☐ Western Maryland (Allegany, Garrett and Washington)

II. Chronological/Developmental Periods:

☐ Paleo-Indian 10000-7500 B.C.
☐ Early Archaic 7500-6000 B.C.
☐ Middle Archaic 6000-4000 B.C.
☐ Late Archaic 4000-2000 B.C.
☐ Early Woodland 2000-500 B.C.
☐ Middle Woodland 500 B.C. - A.D. 900
☐ Late Woodland/Archaic A.D. 900-1600
☐ Contact and Settlement A.D. 1570-1750
☐ Rural Agrarian Intensification A.D. 1680-1815
☐ Agricultural-Industrial Transition A.D. 1815-1870
☐ Industrial/Urban Dominance A.D. 1870-1930
☒ Modern Period A.D. 1930-Present
☐ Unknown Period (☐ prehistoric ☐ historic)

III. Prehistoric Period Themes:

☐ Subsistence
☐ Settlement
☐ Political
☐ Demographic
☐ Religion
☐ Technology
☐ Environmental Adaptation

IV. Historic Period Themes:

☐ Agriculture
☐ Architecture, Landscape Architecture,
and Community Planning
☐ Economic (Commercial and Industrial)
☐ Government/Law
☐ Military
☐ Religion
☒ Social/Educational/Cultural
☐ Transportation

V. Resource Type:

Category: building

Historic Environment: suburban

Historic Function(s) and Use(s): elementary school

Known Design Source: _____



Montgomery County Government

FCD B6 22P
9502782
M: 31-14

October 17, 1995

Jo Ellen Freese
Maryland Historical Trust
100 Community Place
Crownsville, Maryland 21032

Re: The Montgomery County Conservation Corps facility located at 12210 Georgia Avenue, Wheaton (formerly the Glenmont Elementary School)

Dear Ms. Freese:

The Department of Health and Human Services has applied us for Year 21 Community Development Block Grant funding to replace the windows at the above facility. The building is not energy efficient and has some structural features that need to be addressed. The project involves construction utilizing federal funds on a facility more than 50 years old and is, therefore, an undertaking. Consequently, I have conducted a section 106 review of the project, gathered the data requested in your letter of June 21, 1995 and obtained as much related information about the facility as possible. It is Montgomery County's determination that this project will have **no effect** on Register eligible properties. Although this facility has two unique and interesting features, the overall project and area of potential impact have had their integrity so compromised as to render the site ineligible for consideration for inclusion in the National Register.

I have consulted with Robin Ziek at Maryland National Capital Park and Planning Commission to explore her knowledge as to any potential historical significance of this project. She indicated that her agency had no such information. There are no properties listed in the Locational Atlas and Index of Historical Sites in Montgomery County, MD. within the boundaries of the area of potential impact of the project. The closest Listed Resource nearby is approximately three blocks away and is not visible from the subject property. This resource is called the "Hardy School" (No. 31/2 and is located on Map 16 at grid 18-I on page 18 of the Locational Atlas & Index of Historic Sites in Montgomery County Maryland - please see enclosed notation on copy of map page.) This facility is not related to the subject property in function or proximity. I have been unable to identify any significant, or unique, previous historical relationship that would enhance the value of the subject property.

#1A Concave Bldg is not NR elig. lack of integrity.
Original 1930s, school demand - oldest surviving portion date
from mid 1940s

Department of Housing and Community Development
Division of Community Planning and Development

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3620

LCB 12/4/95

attached to it

I have also spoken with the Department of Facilities and Services (DFS), which owns and manages the site and staff of that agency has provided me with the 3 plats that are enclosed with this letter. I was able to locate a local resident who attended the facility when it was functioning in its initial capacity as a school. John Smart went to second and third grade there in 1937-39. He was able to provide some valuable and anecdotal information, but no definitive data regarding the date of the building's original construction. The enlarged photocopied photographs were a contribution he made to the research effort.

I have defined the area of potential impact as the site enclosed within the boundaries of the attached surveys. In 1939 there was a 9600 square foot one story masonry building located on the site. It is my inference that the building had been relatively recently constructed when Mr. Smart attended school there. This style would be consistent with the construction of the period as well as with the limited amount of the building visible in the photographs he provided. Unfortunately, no portion of the original building remains standing.

A plat of the site dated 1950 shows the subject structure existing as an addition to the main school. This portion has a footprint of approximately 4,000 square and is all that remains standing of the entire complex. A survey dated 1966 shows the main building as demolished at that time but my research indicates that it wasn't actually demolished until 1979 or 1980. There is documentation in the records of the Department of Facilities and services to this effect, and the "X"ed out marking on the main school building was added by DFS at a later date.

The 4,000 square foot building currently on site is of masonry construction with a partial basement beneath a section of the north end that houses mechanical equipment. Approximately 1300 square feet of the structure has two stories and that are currently being used as offices. The remaining 2200 square feet enclose a high ceilinged single story area, which may have at some time been used as a gymnasium, or as a cafeteria, for the original school. There are conflicting reports on this issue. The whole building is covered by a flat roof with low masonry parapets. Most of the windows are a combination of steel framed casement / fixed pane configuration and are very typical of the period. However, one of the two distinguishing features of the building is a "curved" window assembly on the east face of the high ceilinged wing, which is constructed of a combination of steel columns carrying the header with standard steel framed windows attached between the columns. This is an innovative and attractive design, although not particularly energy efficient by today's standards.

The other interesting feature of the building is the "tapestry" design of the face brick. These are laid with random bricks jutting out from the face from 1/4 inch to 1 1/4 inch in differing alignment with the main face. This feature was probably also used in the construction of the original main school. It is difficult to tell from the existing photographs, but Mr. Smart recalls attempting to climb the face of the building when he was a young child. The currently

standing structure had not yet been constructed, so my inference is that at least a portion of the original main building was built in this manner.

The plat dated 1966 indicates that a 19,000 square foot school complex had been constructed to the west of the subject property. This "L" shaped structure is still standing and is separated from the subject structure by about 90 feet at the rear (west) and by 25' at the north-west rear corner. There is currently a large subway construction project underway directly adjacent to the building at its north-east corner (Wheaton/ Glenmont) and a Metro maintenance facility station will be constructed there after the underground excavation has been completed.

When the original school was demolished, there was no attempt made to integrate the newly created exterior wall with the style of the remaining addition. Therefore, the south wall of the subject property is not a textured "tapestry" design but is simply a smooth brick surface with a pilaster integrated at the front and rear intersections with the older structure. There is evidence of structurally significant separation of these components on the front (south-east) corner and to a lesser extent on the rear. The front face of the building adjacent to this pilaster shows substantial settlement and step-crack separations at the lintels of the door and the window above as well. This continues northward all the way to the curved portion of the front of the facade, and numerous "pointing up" repairs fail to conceal the effect of this destabilization.

The rear of the building, as well, has numerous areas of cracking along the mortar joints of varying degrees of significance. The rear vertical corners of the walls are particularly noticeable, as are virtually all of the load points of the steel lintels above the windows. There is a fairly long expanse above a multiple window area in the center of the rear of the structure in which the lintel appears to have been inadequately designed to carry the bearing load above it and the face brick over it have settled substantially.

Finally, the entire north wall of the high-ceilinged area has a long span of adjacent closely spaced windows with lintels at a continuous level. The entire span of face brick over this section (which extends approximately 10' vertically above it) has evidenced actual lateral displacement to varying degrees, which approaches a full inch in some areas above the lintel line. This section should be stabilized in conjunction with the window replacement and repair project to prevent further deterioration or potential injury.

In summary, although the brick design and the curved window are attractive and unique features, they are not works of a master and of themselves are not adequate to qualify the structure for consideration for inclusion in the National Register. Even if it were determined that these characteristics were worthy of preservation, unfortunately the site has been so radically altered that it no longer retains adequate integrity for preservation through consideration for inclusion in the National Register. There are also structural issues that should be addressed from a purely practical perspective.

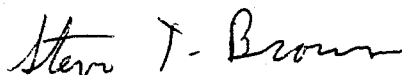
Regarding the other Evaluation Criteria, there is no indication that this structure is associated with any particularly significant national figures or any broad and distinguishable

major patterns of our history. There is also no substantial evidence to suggest a likelihood that there is any valuable additional historical information is to be gained from the site.

Although this building has the above referenced attractive features, it is my determination that the loss of the integrity of the site, as well as the other components discussed above, preclude it for inclusion in the National Register. The proposed project would, therefore, have **no effect** on any significant historical resources by altering their features, settings or uses.

Would you please advise me as to your **concurrence** with the determination or any comments or suggestions you may have at your earliest convenience? I can be reached at 301-217-3685 with any questions or for additional information. Thank you.

Sincerely,



Stevens T. Brown
Senior Planner

attachments:

- Copy of Locational Atlas page No. 18 (Map 16)
- Long Views annotated enlargement of the building's footprint with match-line indexed photo strips to illustrate the views of all faces of the structure
- Structural annotated enlargement of the building's footprint with match-line indexed photo strips to illustrate the structural components discussed
- Detail Photos (2 pages)

cc: Ms. Gwen Marcus

GOLDHIST.WPD

SCALE: 1" = 50'

M: 31-14
CONTOUR INTERVAL 1'

S.R.MADDOX, C.E.

SILVER SPRING

PREPARED UNDER SUPERVISION OF THE CO

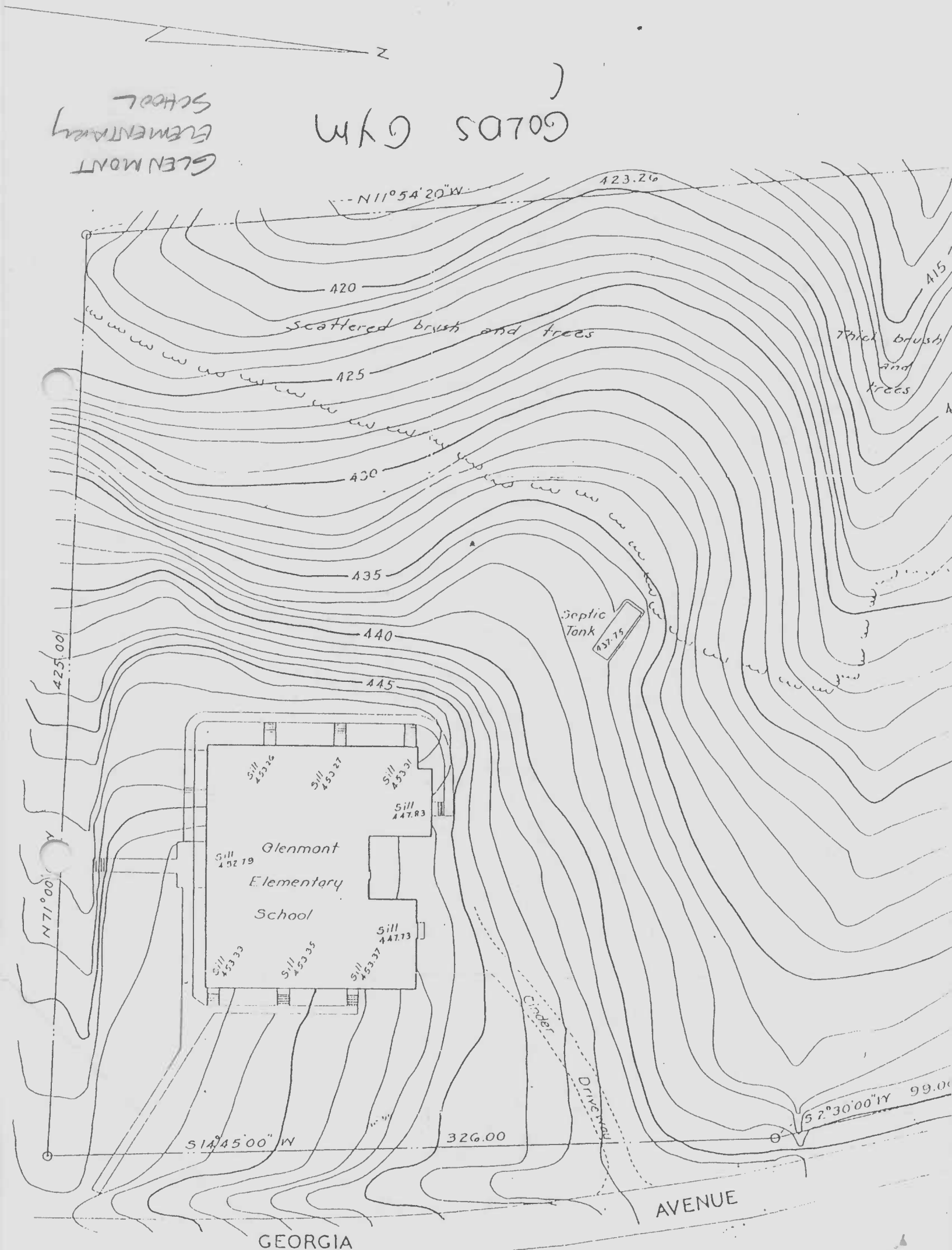
W.S.S.D. DATUM

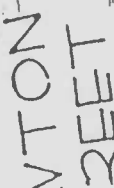
1939

PLATS (1 of 3)

GLENMONT
ELEMENTARY
SCHOOL

GOLD'S GYM

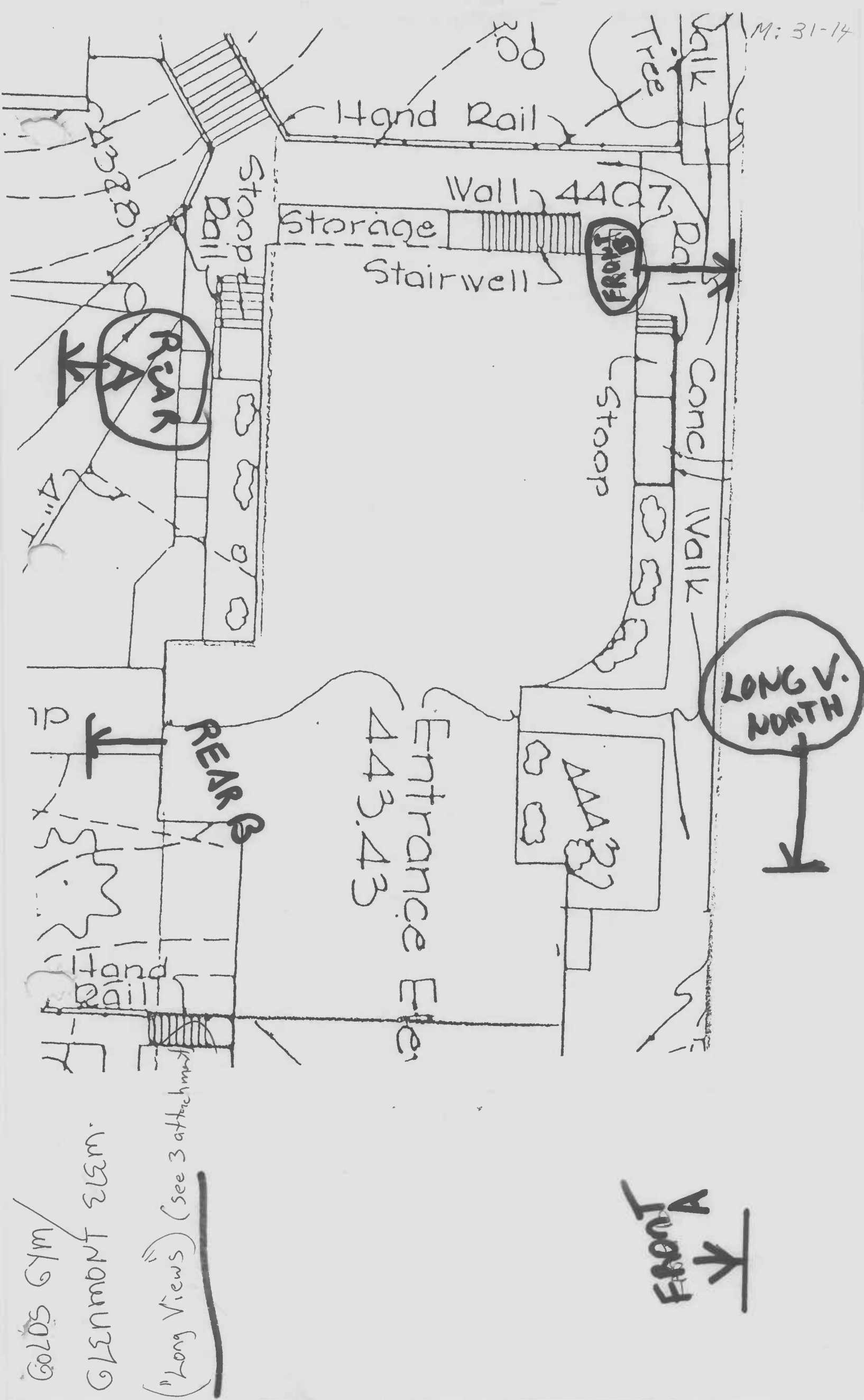




GLENMONT ELEMENTARY
PLOTS (3 of 3)

1966

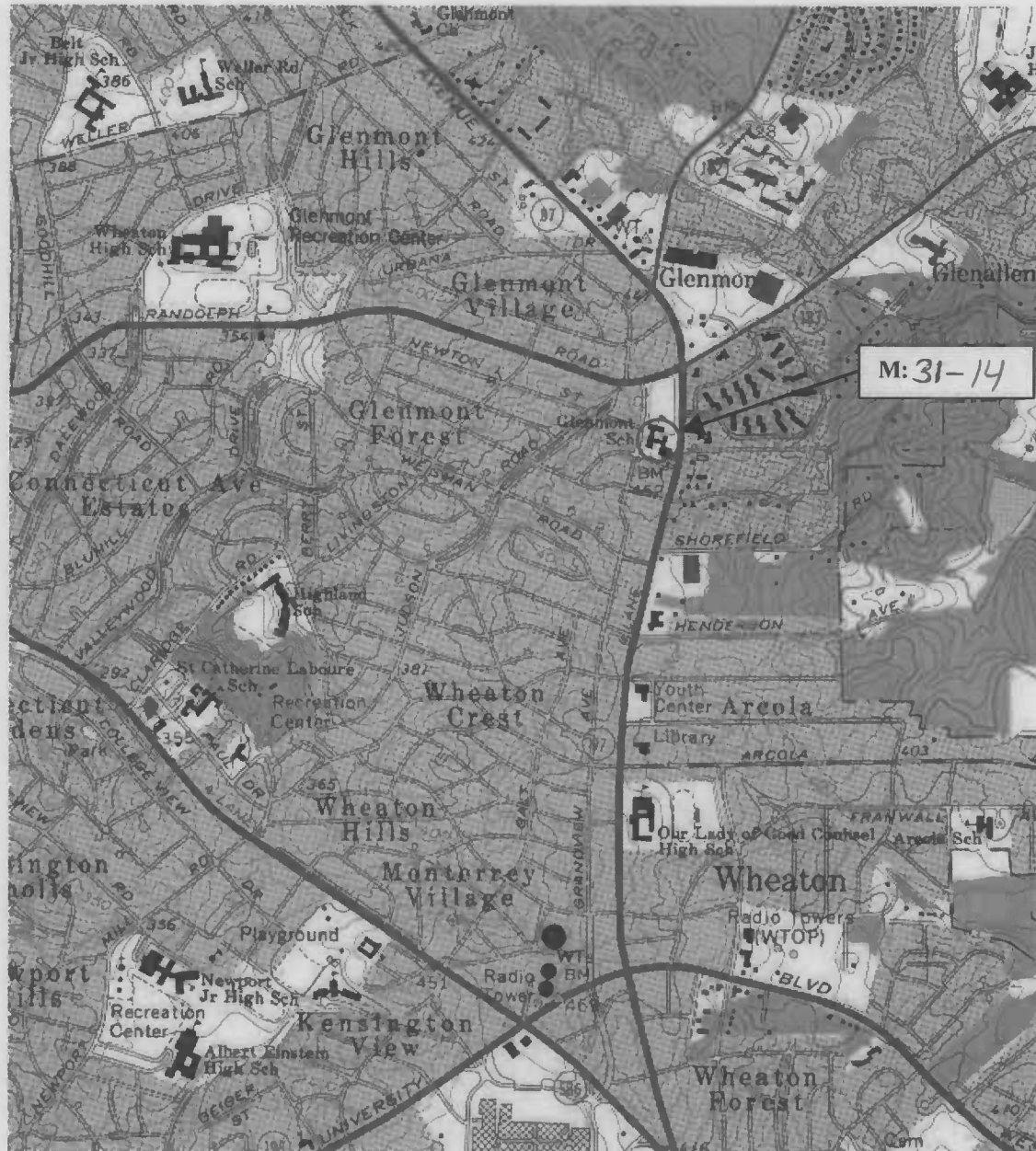
41-15:41



60709 WK9 SQ709
61903 JNQU379

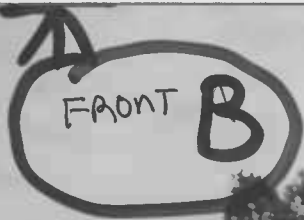
"Long Views" (see 3 attachments)

M: 31-14
Glenmont Elementary School
12210 Georgia Avenue (MD 97)
Silver Spring
Kensington Quadrangle





M: 31-14



M:31-14

Long View

FRONT
A



M:31-14

LONG
VIEW

REAR



M: 31-14